122.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,108,700 / 1,108,700
					USE VALUE:	1,108,700 / 1,108,700
					ASSESSED:	1,108,700 / 1,108,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAHIGIAN CAROL
Owner 2:	
Owner 3:	
Street 1:	3 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,445 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 3466 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7445.000	529,200	500	579,000	1,108,700
Total Card	0.171	529,200	500	579,000	1,108,700
Total Parcel	0.171	529,200	500	579,000	1,108,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.88 | /Parcel: 319.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 79159
GIS Ref:
GIS Ref:
Insp Date: 08/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	529,200	500	7,445.	579,000	1,108,700	1,108,700	Year End Roll	12/18/2019
2019	101	FV	414,700	500	7,445.	611,200	1,026,400	1,026,400	Year End Roll	1/3/2019
2018	101	FV	416,000	400	7,445.	450,300	866,700	866,700	Year End Roll	12/20/2017
2017	101	FV	416,000	400	7,445.	431,000	847,400	847,400	Year End Roll	1/3/2017
2016	101	FV	416,000	400	7,445.	398,900	815,300	815,300	Year End	1/4/2016
2015	101	FV	406,300	400	7,445.	334,500	741,200	741,200	Year End Roll	12/11/2014
2014	101	FV	406,300	400	7,445.	326,800	733,500	733,500	Year End Roll	12/16/2013
2013	101	FV	406,300	400	7,445.	311,400	718,100	718,100		12/13/2012

!9552!

PRINT

Date	Time
12/11/20	00:00:47

LAST REV

Date	Time
04/07/20	14:21:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9552

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11376-171		8/11/1967			No	No		N

USER DEFINED

Prior Id # 1:	79159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2007	864	Manual	16,200					replace landing an

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Meas/Inspect	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
4/6/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	263	PATRIOT
8/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7445		Sq. Ft.	Site		0	90.	0.86	10									579,017						579,000	

Total AC/HA: 0.17091 | Total SF/SM: 7445 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 579,017 | Spl Credit | Total: 579,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	3M - Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01332176
Const Adj.:	1.00038195
Adj $ / SQ:	126.714
Other Features:	126515
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	767014
Depreciation:	237774
Depreciated Total:	529240

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

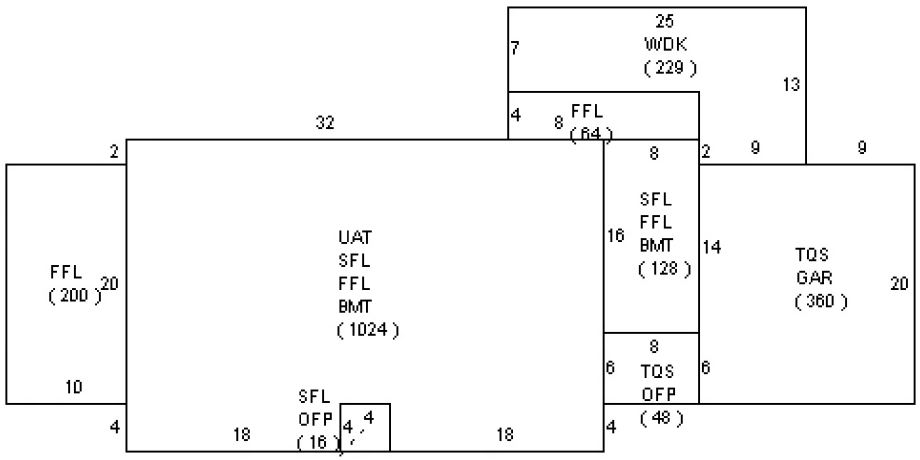
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.53
Special Features:	0	Val/Su Net:	106.89
Final Total:	529200	Val/Su SzAd	183.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,416	126.710	179,426
SFL	Second Floor	1,168	126.710	148,001
BMT	Basement	1,152	50.370	58,025
GAR	Garage	360	21.950	7,903
TQS	3/4 Story	306	126.710	38,774
UAT	Upper Attic	256	50.690	12,975
WDK	Deck	229	10.370	2,375
OFP	Open Porch	64	42.300	2,707
	Net Sketched Area:	4,951	Total:	450,186
Size Ad	2890	Gross Are	5821	FinArea 3466

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X15	A	AV	1968	4.33	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500